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ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0121
(Tech Ridge Center Phase III Apartments)

Z.A.P. DATE: November 20, 2012

ADDRESS: 12504 Mc Callen Pass

OWNER/APPLICANT: Tech Ridge Phase III, LP (Paul Juarez, VP Tech Ridge GP, LLC)

AGENT: Tech Ridge Management, LLC (Gina E. Diehl)

ZONING FROM: LI, GR, and RR **TO:** MF-4 **AREA:** 28.128 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant MF-4, Multifamily Residence-Moderate-High Density District, zoning.

In addition if the requested zoning is granted for this site, then 75 feet of right-of-way should be dedicated through a street deed and 125 feet of right-of-way should be reserved through a public restrictive covenant from the existing centerline of West Parmer Lane in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55]

ZONING AND PLATTING COMMISSION RECOMMENDATION:

ISSUES:

The applicant has provided an Educational Impact Statement (EIS) for this site (Please see Attachment A). The staff has forwarded this information to the Pflugerville Independent School District for their review.

DEPARTMENT COMMENTS:

The property in question is currently an undeveloped parcel of land that fronts East Parmer Lane. The applicant is requesting MF-4 zoning to develop the site with multifamily uses. The land to the north is zoned with the LI-PDA district and is currently developed with an apartment complex (Tech Ridge Center Apartments). To the west, there is GR district zoning and commercial retail uses (Tech Ridge Shopping Center). The land to the east is developed with a financial services use (Capital One Bank). To the south, are office uses (Dell Computers-Parmer South Campus).

The staff recommends the applicant's request for MF-4, Multifamily Residence-Moderate-High Density District, zoning. The property meets the intent of the MF-4 district as it fronts onto an arterial street/highway located in an area adjacent to the central business district or a major institutional or employment center. The proposed MF-4 zoning will promote consistency and orderly planning because the property to the north is zoned with the LI-PDA district, which permits multifamily uses, and is currently developed with an apartment complex (Tech Ridge Center Apartments). To the west, there is GR district zoning and commercial services (Tech Ridge Shopping Center). MF-4 zoning will permit the applicant to develop a multifamily residential uses in an area where a variety of housing opportunities are desirable. The proposed residential development will provide housing options adjacent to a major employer (Dell Computers) and near numerous commercial services (Parmer Center, Tech Ridge Shopping Center).

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EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR, LI, GR	Undeveloped
<i>North</i>	LI-PDA	Undeveloped Tract, Regional Wet Pond
<i>South</i>	LI-PDA	Undeveloped Tract, Office (Dell Computers-Parmer South Campus)
<i>East</i>	GR	Financial Services (Capital One Bank)
<i>West</i>	GR, RR	Retail Sales (Tech Ridge Shopping Center: HEB, Petsmart, Office Depot, Panda Express, H&R Block, New Attitude Salon & Spa, Golden Wok, Marble Slab, Texenza Coffee, Massage Envy, RediClinic, etc.)

AREA STUDY: N/A

TIA: Waived

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Monorail Project
 Austin Neighborhoods Council
 Home Builders Association of Greater Austin
 Homeless Neighborhood Association
 League of Bicycling Voters
 North Growth Corridor Alliance
 Pflugerville Independent School District
 SELTEXAS
 Sierra Club, Austin Regional Group
 Super Duper Neighborhood Objectors and Appealers Organization
 Tech-Ridge Association
 Techridge Neighbors
 The Real Estate Council of Austin, Inc.

SCHOOLS: Pflugerville I.S.D.

Parmer Elementary
 Westview Middle School
 Connally High School

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CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0076 (The Ridge: East Parmer Lane)	SF-2 to LI-PDA* *With this LI-PDA request, the applicant is asking for a variance to Section 25-8-341 and 25-8-342 to allow for cut and fill of up to twelve (12) feet on this site.	9/02/08: Approved the staff's recommendation for LI-PDA zoning (5-0, T. Rabago, R. Evans-absent); K. Jackson-1 st , C. Hammond-2 nd .	9/25/08: Approved LI-PDA district zoning as Zoning and Platting Commission recommended, (7-0), 1 st reading 10/16/12: Approved LI-PDA zoning on 2 nd /3 rd readings (7-0)
C14-03-0050 (Parmer Lane and IH-35: 500 West Parmer Lane)	CS to CH	5/13/03: Approved staff's recommendation of CH-CO zoning, with height limit of 120-feet, by consent (9-0); J. Martinez-1 st , J. Gohil-2 nd .	6/12/03: Approved CH-CO zoning (5-1, Garcia-off dias, Goodman-Nay); all 3 readings
C14-01-0169 (Parmer Center-1.334 acres: 900-1004 Center Ridge Drive)	IP to CS	2/5/02: Approved staff's alternate rec. of CS-CO on consent w/ following conditions: 1) Limit site to TIA conditions and post fiscal for roadway improvements prior to third reading of the case at City Council; 2) Prohibit the following uses: Agricultural Sales and Services, Campgrounds, Commercial Blood Plasma Center, Construction Sales and Services, Drop-Off Recycling Collection Facility, Equipment Repair Services, Equipment Sales, Monument Retail Sales, Vehicle Storage, Veterinary Services, Maintenance and Service Facilities, Art and Craft Studio (General), Art and Craft Studio (Limited), Building Maintenance Services, Convenience Storage, Kennels, Laundry Services, Pawnshops, Adult Oriented Businesses; 3) Make the following uses conditional: Custom Manufacturing, Limited Warehousing and Distribution (8-0)	3/21/02: Approved CS-CO w/ other conditions (7-0); 1 st reading 4/11/02: Approved CS-CO (6-0); 2 nd /3 rd readings

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C14-01-0168 (Parmer Center: 13001-13299 North Interstate Highway-35 Service Road Northbound)	IP & CS-CO to CS	2/5/02: Approved staff's alternate rec. of CS-CO on consent w/ following conditions: 1) Limit site to TIA conditions and post fiscal for roadway improvements prior to third reading of the case at City Council; 2) Prohibit the following uses: Agricultural Sales and Services, Campgrounds, Commercial Blood Plasma Center, Construction Sales and Services, Drop-Off Recycling Collection Facility, Equipment Repair Services, Equipment Sales, Monument Retail Sales, Vehicle Storage, Veterinary Services, Maintenance and Service Facilities, Art and Craft Studio (General), Art and Craft Studio (Limited), Building Maintenance Services, Convenience Storage, Kennels, Laundry Services, Pawnshops, Adult Oriented Businesses; 3) Make the following uses conditional: Custom Manufacturing, Limited Warehousing and Distribution (8-0)	3/21/02: Approved CS-CO w/ other conditions (7-0); 1 st reading 4/11/02: Approved CS-CO (6-0); 2 nd /3 rd readings
C14-01-0118 (Capital Vineyards- Center Park @ Tech Ridge: 401 East Parmer Lane)	GR to CS-I	9/18/01: Approved staff's rec. of CS-I by consent (9-0)	10/25/01: Approved CS-I (7-0); all 3 readings
C14-01-0085 (Parmer Meadows Subdivision: North Lamar Blvd. At Parmer Lane)	GO to GR	6/26/01: Approved staff rec. of GR-CO, w/ CO to limit the development intensity to less than 2,000 vehicle trips per day, by consent (7-0, Garza-recused himself, Cravey-absent) Vrudhula-1 st , Mather-2 nd	8/2/01: Approved PC rec. of GR- CO readings (6-0, Thomas-absent); all 3 readings

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C14-01-0077 (Revocable Living Trust – Walmart Parmer: 12700-12800 Block of IH 35 Service Road Southbound)	DR to CS	2/26/02: Approved GR-CO, w/ CO to limit the site to conditions of the TIA, by consent (7-0, K. Jackson-absent, Adams-off dais); J. Martinez-1 st , J. Mather-2 nd .	4/18/02: Approved GR-CO on 5 readings (5-0, Slusher/ Thomas-absent)
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RELATED CASES: N/A

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic TXDOT traffic counts:
W Parmer Lane	200'	124'	Major Arterial	34,000
McCallen Pass	70'	46'	Collector Street	4,495*

CITY COUNCIL DATE: December 6, 2012

ACTION:

ORDINANCE READINGS: 1st

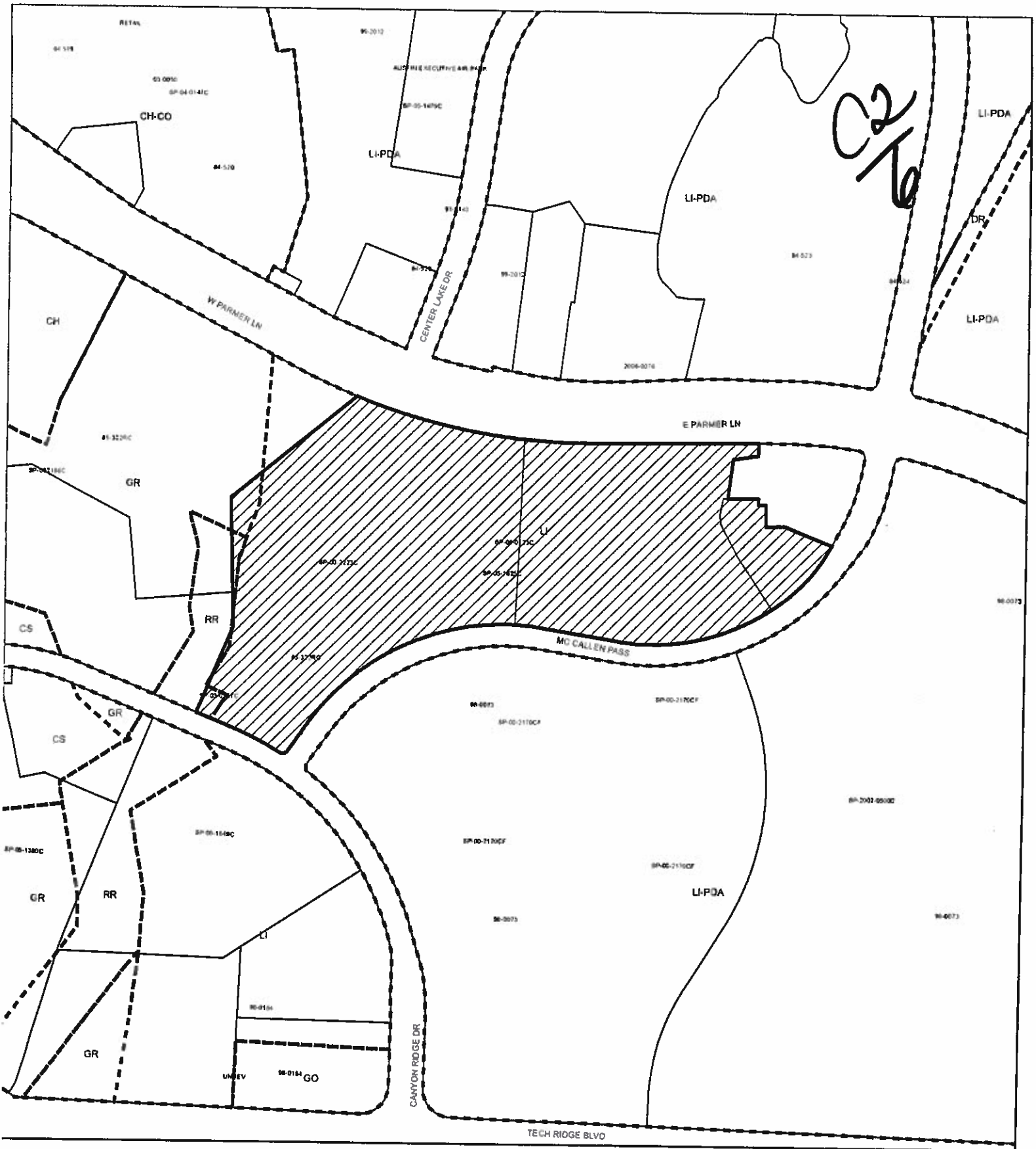
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us



- N**
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2012-0121



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 400'





TECH RIDGE BLVD

GR

AP-00-0018D

85-322

GR

GR

96-0184

96-0184

SP-06-14560

GR

SP-05-1350C

WILSON

CANYON RIDGE DR

N 35 NB TO CANYON RIDGE RAMP

VIA A5 STARTING

W 46TH LN

SP-00-2223C

85-2223RC

SP-06-4123C

SP-05-1623C

85-3223C

GR

96-0116

85-3223C

GR

CENTER LAKE DR

CHOC

85-050147

N 35 NB

85-0485-0011

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STAFF RECOMMENDATION

The staff's recommendation is to grant MF-4, Multifamily Residence-Moderate-High Density District, zoning.

In addition if the requested zoning is granted for this site, then 75 feet of right-of-way should be dedicated through a street deed and 125 feet of right-of-way should be reserved through a public restrictive covenant from the existing centerline of West Parmer Lane in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55)

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Multifamily residence moderate - high density (MF-4) district is the designation for multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. An MF-4 district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities, in an area adjacent to the central business district or a major institutional or employment center, or in an area for which moderate to high density multifamily use is desired.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed MF-4 zoning will promote consistency and orderly planning because the property to the north is zoned with the LI-PDA district, which permits multifamily uses, and is currently developed with an apartment complex (Tech Ridge Center Apartments). To the west, there is GR district zoning and commercial retail uses (Tech Ridge Shopping Center).

3. *Intensive multi-family zoning should be located on major arterials and highways.*

The property under consideration fronts and will take access to Parmer Lane, an arterial roadway and state maintained highway.

4. *The proposed zoning should allow for a reasonable use of the property.*

MF-4 zoning will permit the applicant to develop a multifamily residential uses in an area where a variety of housing opportunities are desirable. The proposed residential development will provide housing options adjacent to a major employer (Dell Computers) and near numerous commercial services (Parmer Center, Tech Ridge Shopping Center).

EXISTING CONDITIONS

Site Characteristics

The subject tract is currently an undeveloped parcel of land that fronts East Parmer Lane. There appears to be floodplain along the north and west boundaries of the property.

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Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to floodplain maps there is a floodplain within or adjacent to the project boundary. Based upon the close proximity of floodplain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone should be limited to 30%.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Impervious Cover

The maximum impervious cover allowed by the MF-4 zoning district would be 70%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

Site Plan

This site will be subject to Subchapter E Design Standards and Mixed Use. Additional related comments will be provided upon submittal of the site plan.

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Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

Following existing streets are abutting this parcel:

Name	ROW	Pavement	Classification	Daily Traffic TXDOT traffic counts:
W Parmer Lane	200'	124'	Major Arterial	34,000
McCallen Pass	70'	46'	Collector Street	4,495*

*City of Austin Traffic Count from 01/31/2007

West Parmer Lane is classified as EXP6 (6 lane Expressway) in the Austin Metropolitan Transportation Plan (AMATP 2025). The Austin Metropolitan Area Transportation Plan calls for 400 feet of right-of-way for Parmer Lane. If the requested zoning is granted for this site, then 75 feet of right-of-way should be dedicated and 125 feet of right-of-way reserved from the existing centerline of W Parmer Lane in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55]

No additional Right of Way is needed at this time for McCallen Pass.

The traffic impact analysis for this site was waived because the site must comply with conditions and trip limits approved in the Traffic Phasing Agreement per the Second Amended Restrictive Covenant and development agreement per Zoning Case (C14-85-322). At the time of site plan application, the applicant will be required to demonstrate compliance with the terms of the traffic phasing agreement.

There are existing sidewalks along both sides of W. Parmer Lane.

There are existing sidewalks along the subject property side of McCallen Pass.

Following table shows 2009 Bicycle Plan recommendations for the boundary street for this parcel:

Street Name	Existing Bicycle Facility	Recommended Bicycle Facility
Parmer Lane	Shared Lane	Wide Curb
McCallen Pass	None	None

Following Capital Metro bus service routes are available along McCallen Pass and West Parmer Lane:

392 - Braker

Water and Wastewater

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility

improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

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ZONING

EXHIBIT A

As of Sep 10, 2012
required for all other ISD's

EDUCATIONAL IMPACT STATEMENT (EIS) DETERMINATIONPART A

If your project is located in the Austin Independent School District, requires Land Use Commission review, and meets one of the requirements listed below, an Educational Impact Statement is required.

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<u>100 or more single family units are proposed</u>
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<u>200 or more multifamily units are proposed</u>
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<u>100 or more multifamily units are proposed and a tax credit is requested</u>
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<u>project will demolish more than 50 residential existing units in a structure more than 20 years old</u>

If an Educational Impact Statement (EIS) is required, please complete the Educational Impact Analysis (EIA) Part B.

ZONING



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EDUCATIONAL IMPACT ANALYSIS FORM Part B

OFFICE USE ONLY

CASE MANAGER: Sherri Sirwanis
APPLICANT/AGENT: Tech Ridge, Phase III, LP (Paul Suarez)
CASE NUMBER: C14-2012-0121 (Tech Ridge Center Phase III Apts.)
PROJECT NAME: Tech Ridge Center Phase III Apartments
PROJECT ADDRESS: 12504-12620 McCallen Pass
PROPOSED USE: Multifamily Residential

EXISTING RESIDENTIAL UNITS

Existing Number of Residential Units: -0-
Number of existing residential units to be demolished: -0-
Age of units to be demolished: n/a

PROPOSED DEVELOPMENT

Gross Project Acreage: 28.13 acres
Number of lots: 3 lots
Lots per acre: MF use

PROPOSED RESIDENTIAL UNITS

Proposed number of Residential Units: 351 units
Size of proposed units in square feet (specify range): 625 - 1500 sf
Number of bedrooms per unit: 1 - 3 bedrooms/unit

ZONING

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ESTIMATED SELLING / RENTAL PRICE (EXISTING AND PROPOSED)

Estimated selling price of units (specify range): N/A

Estimated rental rates (if applicable): \$800 to \$1500/month

Range of monthly rental rates to be demolished: N/A to

Estimated increase in rental rates (specify percentage of increase): N/A

If project is multifamily, will a tax credit be applied for as part of the Smart Housing™ Program? NO

Number of Certified Affordable Dwelling Units (Proposed or Existing) N/A

OFF-SITE FAMILY AMENITIES EXISTING WITHIN ONE MILE OF PROJECT (Open to the public – attach location plan)

Parks/Greenbelts: Walnut Creek Metro Park

Recreation Centers:

Public Schools: Connally High and River Oaks Elementary

PARKLAND DEDICATION

Parkland dedication required? ☒ YES ☐ NO

If yes, please indicate if applicant plans to request fee in lieu or provide parkland.

Fee: ☒ YES ☐ NO

Land: ☐ YES ☒ NO

ON-SITE FAMILY AMENITIES PROPOSED

Will space be provided for childcare services? ☐ YES ☒ NO ☐ Unknown at this time

Amount of open space required in acres: approx 1.4 acres

Amount of open space provided in acres: over 8 acres

Other proposed amenities: (pools, clubhouse, recreation area): club house, pool and walking trails

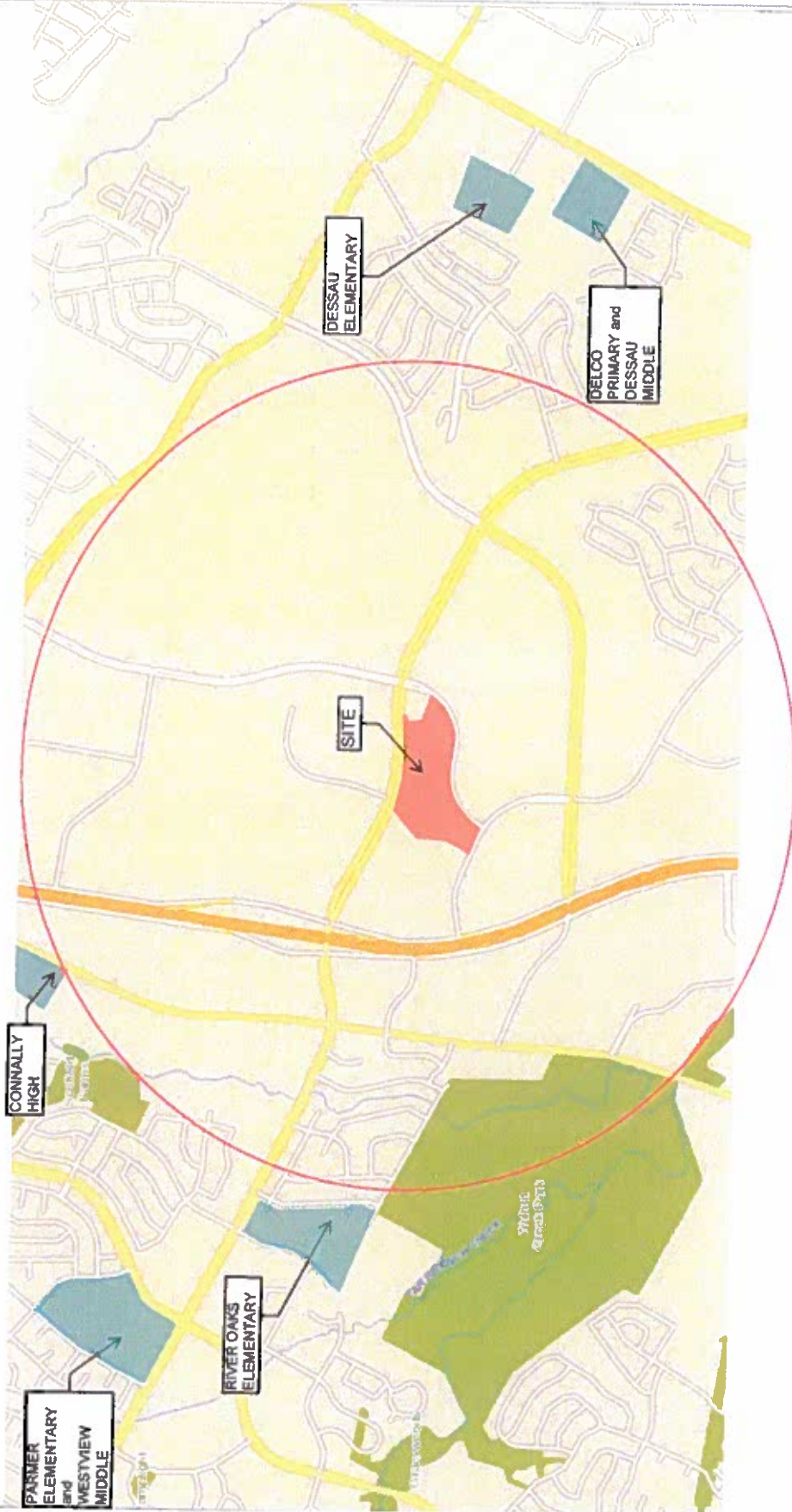
TRANSPORTATION LINKAGES

Closest Public Transit Location: Bus Routes along Parmer Lane

Pedestrian/Bike Routes: sidewalks along McCallen Pass, Canyon Ridge, and Parmer Lane

CITY OF AUSTIN DEVELOPMENT WEB MAP

- Legend
- Lot Lines
 - Streets
 - Building Footprints
 - Named Creeks
 - Lakes and Rivers
 - Parks
 - County



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